

# Proposed West Hill Annexation

Washington State Boundary Review  
Board for King County

Public Hearing

June 7, 2010

RENTON. AHEAD OF THE CURVE.

City of  
**Renton**

Community & Economic Development



# Background

- **10% Notice of Intent petition calling for annexation election for West Hill area submitted**
  - **November 2008**
- **Petition certified**
  - **December 2008**
- **Renton City Council accepted the petition**
  - **January 2009**
- **Renton City Council has not yet adopted resolution calling for an annexation election**

The map displays the city of Seattle, Washington, and its surrounding areas. The city limits are outlined in red, and the city of Tukwila is outlined in green. The map includes major roads, water bodies (Lake Washington, Duwamish Waterway), and the city of Tukwila. The city limits are outlined in red, and the city of Tukwila is outlined in green. The map also shows the city of Renton to the south and the city of Burien to the west.



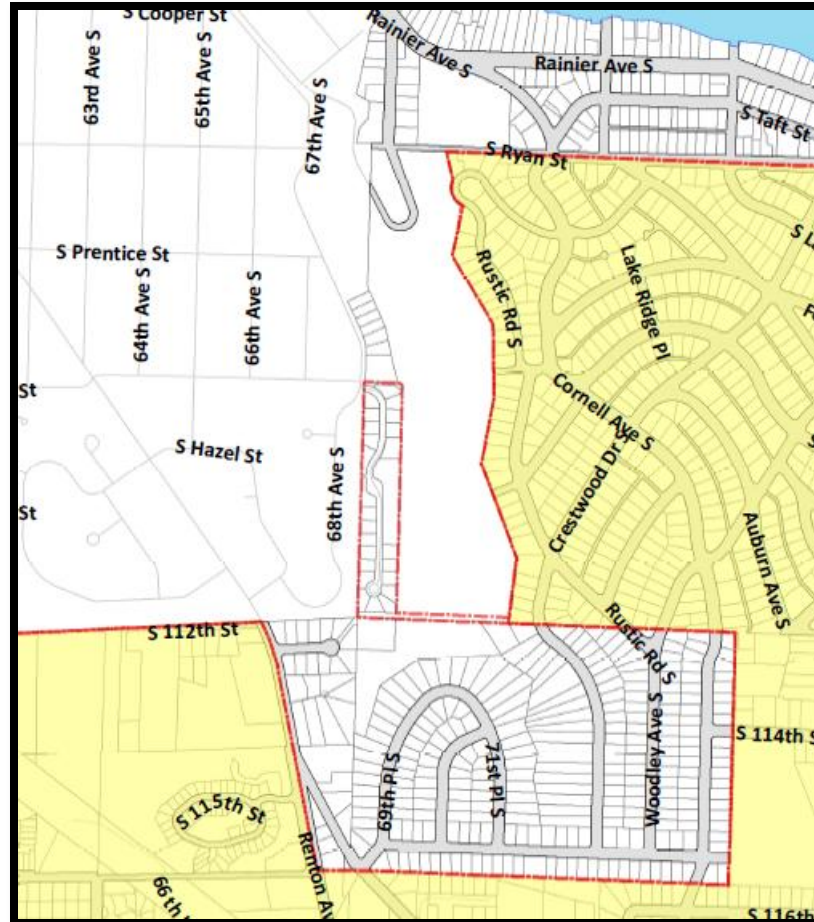
- **City of Renton water tank**
  - **1.6 acres**
  - **In City since 1982**





# Areas not Included

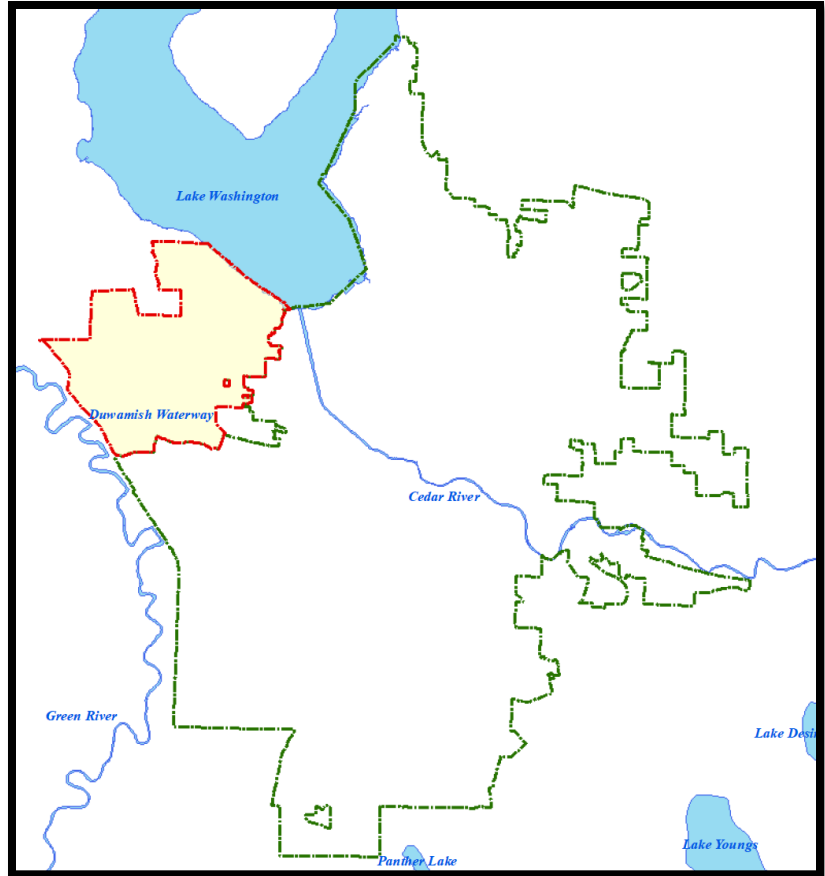
- **Lakeridge Park Estates subdivision**
  - 6.1 acres
  - Only accessible via City of Seattle roads
- Will engage City of Seattle to transfer to Seattle PAA post annexation



# Existing Conditions

# West Hill Area

- **2005 Governance Study**
  - Added to Renton's PAA
- **Location**
  - Northwest of Renton City limits
- **Boundaries**
  - Urban Growth Boundary
  - Renton, Seattle, Tukwila city Limits
  - Lake Washington
- **Existing uses**
  - Single family, multi-family, commercial, recreation



# West Hill Area

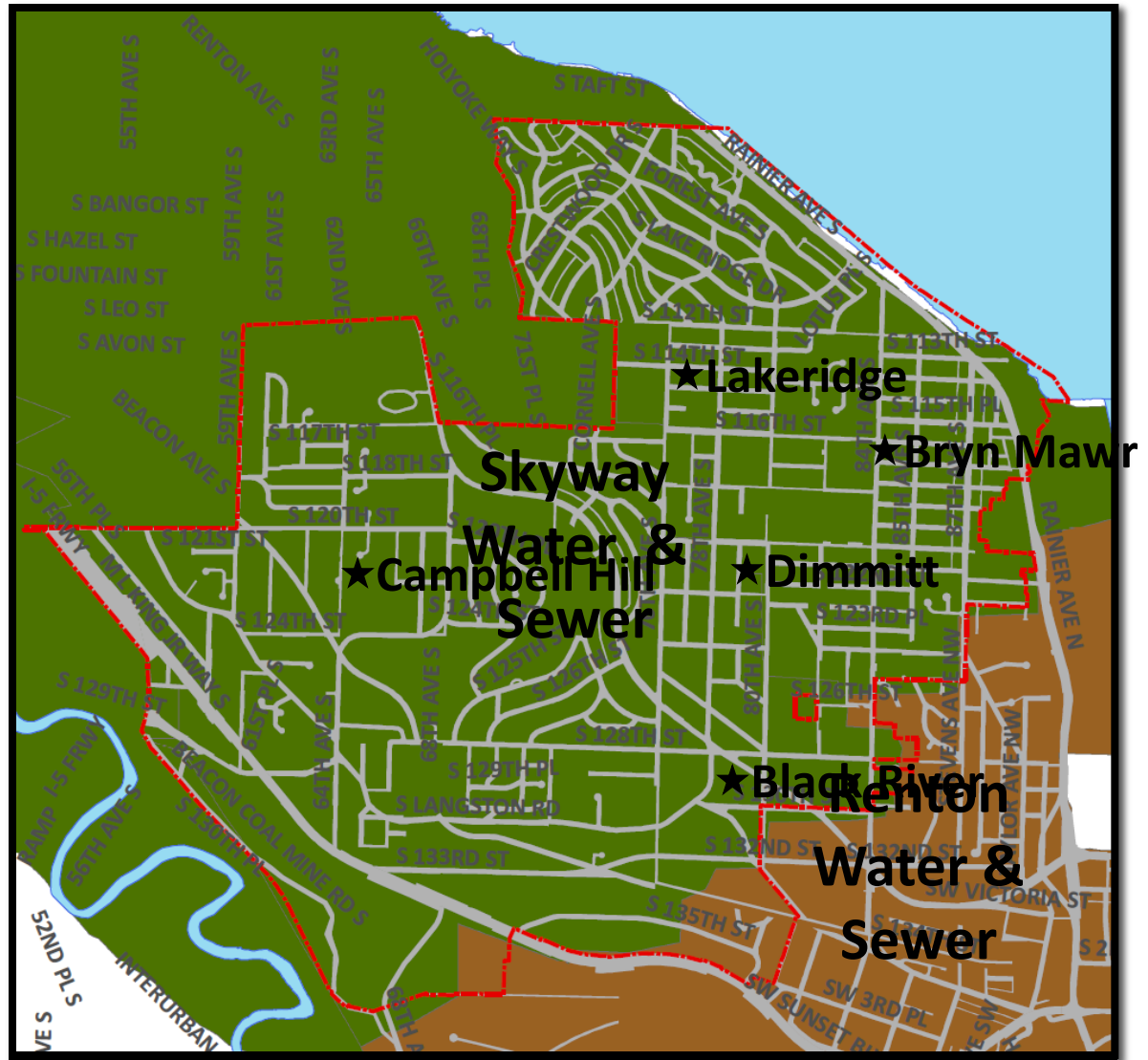
- **Size**
  - 2.9 sq mi
- **Population**
  - Est. 14,608 (in 2008)
- **Roadway**
  - 56 lineal miles
- **Parks**
  - Skyway and Bryn Mawr
  - Est. 28 acres





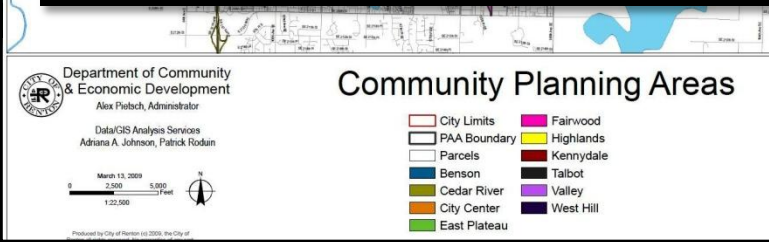
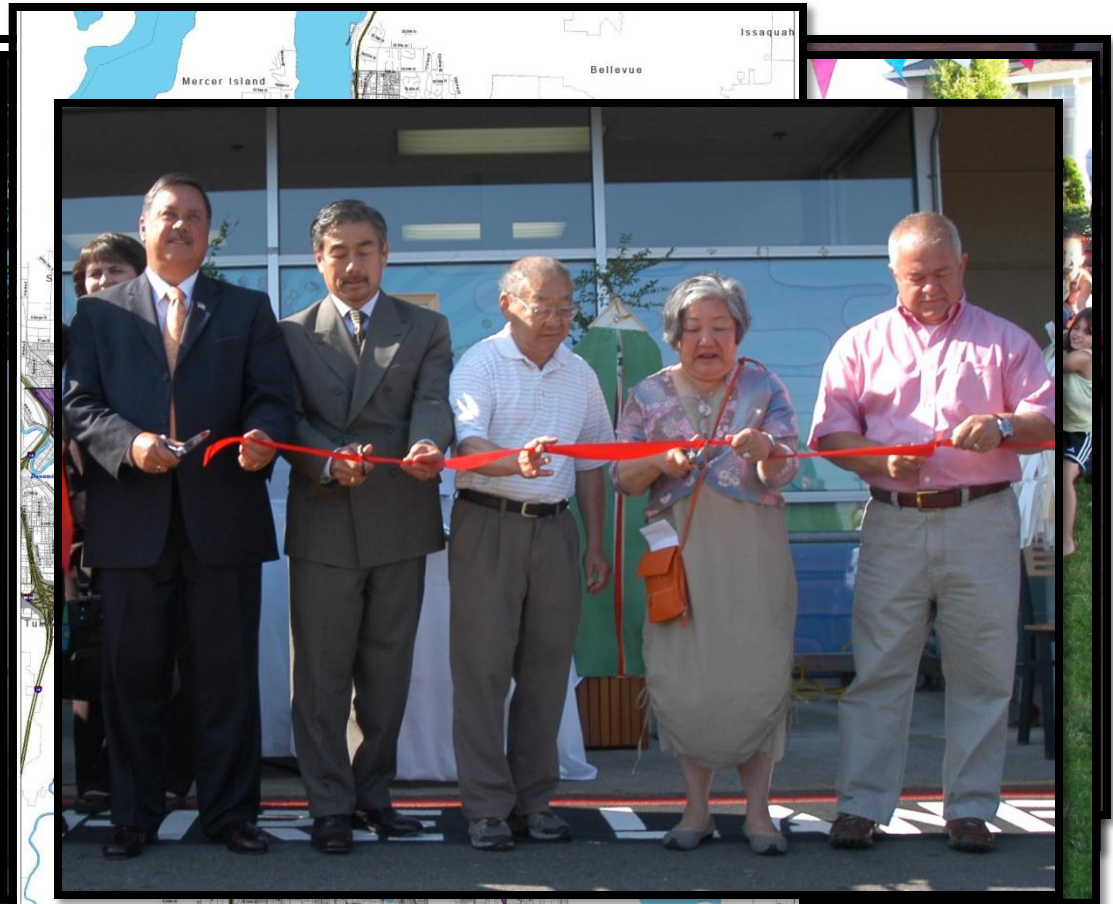
# Public Services – No Change

- Schools
- Utilities
- Library
  - King County Library System



# Renton Public Services

- Police
- Fire & Emergency Services
- Parks and Recreation
- Neighborhood Program
- Planning and Land Use
- Road Maintenance
- Economic Development



# County Comprehensive Plan Land Use Designations

**Community  
Business  
Center  
(CB, R-24, &  
R-48)**

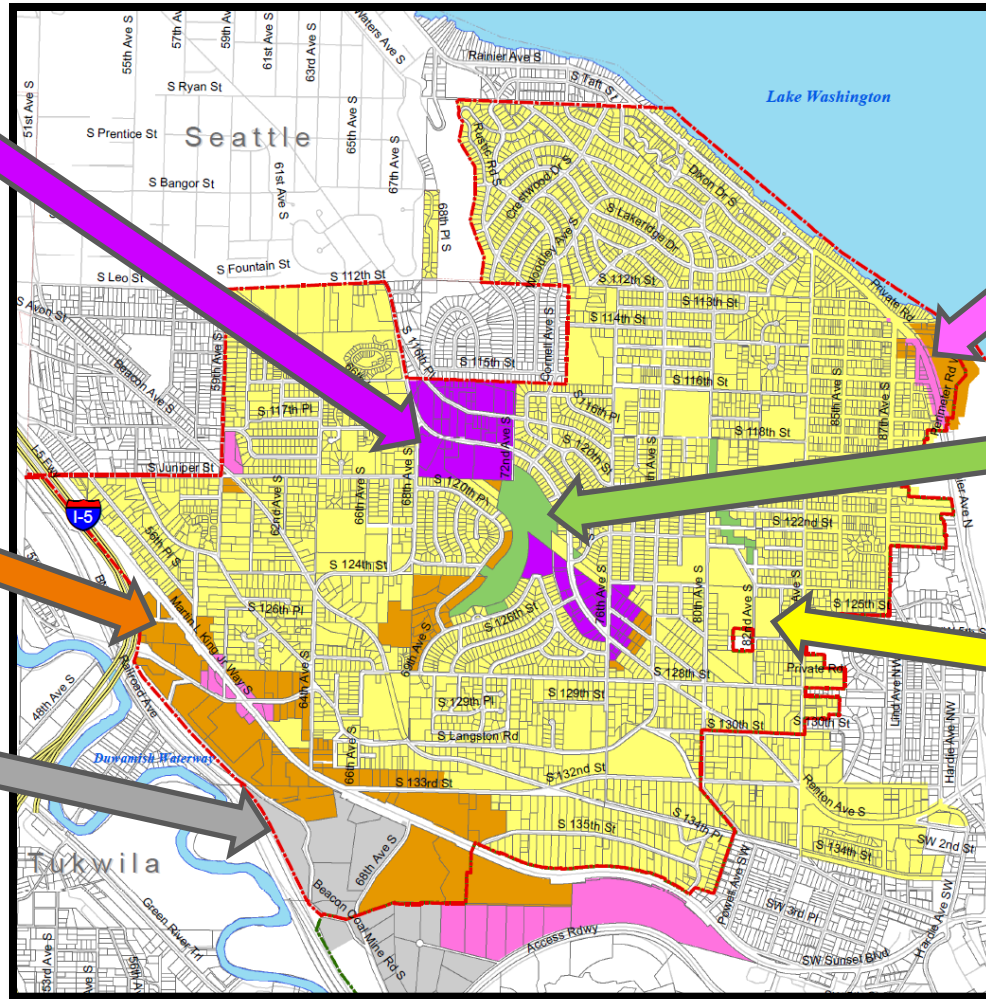
**Urban  
Residential  
High  
(R-12, R-18, &  
R-24)**

**Industrial  
(IS-O)**

**Community  
Outside  
of Center  
(CB & NB)**

**Open Space/  
Recreation  
(R-6)**

**Urban  
Residential  
Medium  
(R-6 & R-8)**



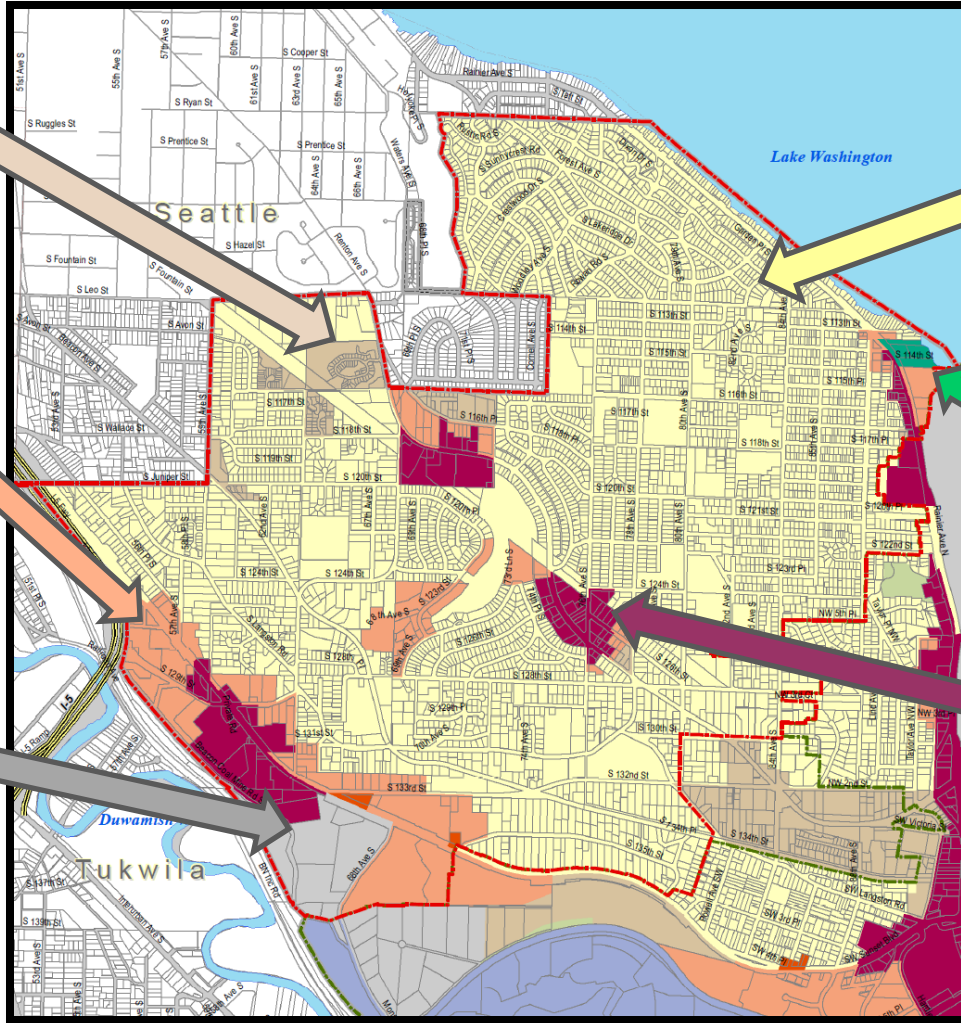


# Renton Comprehensive Plan Land Use Designations

**Residential  
Medium  
Density  
(R-10 or R-14)**

**Residential  
Multi-Family  
(20 du/ac)**

**Employment  
Area  
Industrial  
(IL, IM, or IH)**



**Residential  
Single  
Family  
(R-8)**

**Commercial-  
Office-  
Residential  
(COR)**

**Commercial  
Corridor  
(CA, CO,  
or IL)**





# Countywide Planning Policies

## Policy LU-26 (d)

- *Growth areas established based on, lands . . . characterized by urban development which can be efficiently and cost effectively served by . . . urban governmental services.*
- The area is inside the Growth Boundary and is characterized by urban style development. The City has indicated it can efficiently serve the area.

## Policy LU-32

- ***A city may annex territory only within its designated potential annexation area . . . annexations (shall be phased) to coincide with the ability for the city to coordinate the provision urban services.***
- **The subject annexation is already urbanized and within Renton's PAA. Annexation facilitates provision of a full range of urban services.**

# Policy LU-34

- ***Unincorporated areas that are already urbanized and within a city's potential annexation area are encouraged to annex to that city in order to receive urban services.***
- **The area is urbanized and is within Renton's PAA. Renton is prepared to provide urban services to the area.**



# Boundary Review Board Objectives

# BRB Objectives

## 1. Preservation of natural neighborhoods and communities.

- Neighborhoods are preserved in this adopted PAA. The annexation would bring in an entire PAA at one time, rather than incrementally.

## 2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours.

- Boundary uses city limits and Lk. Washington

# BRB Objectives

## **3. Creation and preservation of logical service areas.**

- School district boundaries do not change.
- Sewer and water purveyors do not change.
- Police and Fire services would be taken over by Renton.

## **4. Prevention of abnormally irregular boundaries.**

- The boundary is regular.

# BRB Objectives

**5. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas.**

- Not applicable

**6. Dissolution of inactive special purpose districts.**

- Not applicable



# BRB Objectives

## **7. Adjustment of impractical boundaries**

- **Annexation is of entire PAA, a practical boundary.**

## **8. Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character.**

- **Area is within the Urban Growth Boundary and is therefore urban in character.**

# BRB Objectives

- 9. Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority.**
- Not applicable

# Fiscal Analysis

# Assumptions

- Assume 2013 effective date if placed on ballot; and if voters approve
- Renton needs sustainable funding for transition, operations and capital investments to annex West Hill.
- Provide services at the same level of service as existing Renton.
- Capital needs to meet Renton standards (phased and funded with city-wide capital needs)
- Annexation would qualify for and use the .1% sales tax and use tax rebate.
  - Can only be used for cost-revenue “gap”




# 2010 Fiscal Analysis

## Services

- Fire/EMS: One engine staffed 24/7 from Skyway HQ station
- Police: Redistrict patrol areas; 2 districts to serve West Hill
- Streets: Maintain 56 additional street lane miles
- \*State sales tax credit would be requested for cost-revenue gap
- One-time transition (equipment) costs: \$2.57M
- Annual capital (parks, surface water, streets): \$4.7M (no sales tax credit)

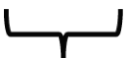
### City General Fund

<u>2013 Costs</u>	<u>2013 Revenues</u>
\$11.3M	\$7.1M + \$2.3M

  
Net Operating Cost (*shortfall*)  
**(\$1.9M)\***

### Enterprise Funds

<u>2013 Costs</u>	<u>2013 Revenues</u>
\$0.6M	\$0.5M

  
Net Enterprise Cost (*shortfall*)  
**(\$0.1M)**

# Conclusion

- **Proposed West Hill Annexation is consistent with Countywide Planning Policies.**
- **Proposed West Hill Annexation is consistent with Boundary Review Board objectives.**
- **The City of Renton is prepared to provide urban services to the area.**

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# Fire Station Locations



FD #20 Station & Headquarters



Renton Station #11



Renton Station #14

